

ORDINANCE NO. _____

AN ORDINANCE amending Section 27.45.070 of the Lincoln Municipal Code relating to the height and area regulations in the H-4 Highway General Commercial District by amending Table 27.45.070(a) to increase the maximum building height from 35 feet to 45 feet; and repealing Section 27.45.070 of the Lincoln Municipal Code as hitherto existing.

BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

Section 1. That Section 27.45.070 of the Lincoln Municipal Code be amended to read as follows:

27.45.070 Height and Area Regulations.

The maximum height and minimum lot requirements within the H-4 General Commercial District shall be as follows:

(a) General requirements:

Table 27.45.070(a)						
	Lot Area (Sq. ft.)	Frontage	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
All permitted uses	15,000	75'	50'	20'; 50'* if abutting residential district	20'; 50'* if abutting residential district	35' 45'
* When a side or rear yard abuts a residential district, it shall be screened in conformance with the landscape design standards adopted by the City of Lincoln.						

(b) There shall be a required front yard on each street side of a double frontage lot.

(c) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 2, 1953, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

1 (d) Accessory buildings which are attached to or not located more than ten feet from the
2 main structure shall be considered a part of the main structure and shall comply with the height and
3 front, side, and rear yard requirements of the main structure. Accessory buildings not a part of the
4 main structure may be located in the required rear yard if such yard does not abut a residential
5 district, but such accessory buildings may not occupy more than thirty percent of the required rear
6 yard and shall not be nearer than two feet to any side or rear lot line. Such detached accessory
7 buildings shall not exceed fifteen feet in height. Accessory buildings not a part of the main
8 structure, if located not less than sixty feet from the front lot line, may extend into the required side
9 yard though not nearer than two feet to the side lot line. A garage which is entered from an alley
10 shall not be located closer than ten feet to the alley line.

11 (e) Dwellings existing in this district on the effective date of this title shall be considered
12 nonstandard uses in conformance with the provisions of Chapter 27.61.

13 Section 2. That Section 27.45.070 of the Lincoln Municipal Code as hitherto existing
14 be and the same is hereby repealed.

15 Section 3. That this ordinance shall take effect and be in force from and after its
16 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2005:

Mayor